

SNAPSHOT of HOME Program Performance--As of 12/31/08
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ): Sacramento

State: CA

PJ's Total HOME Allocation Received: \$51,306,365

PJ's Size Grouping*: B

PJ Since (FY): 1992

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*		
					Group	B	Overall
Program Progress:				PJs in State: 92			
% of Funds Committed	98.31 %	90.22 %	5	90.66 %	96	95	
% of Funds Disbursed	95.58 %	80.19 %	1	81.06 %	100	99	
Leveraging Ratio for Rental Activities	11.88	5.73	1	4.62	100	100	
% of Completed Rental Disbursements to All Rental Commitments***	79.06 %	72.76 %	42	81.27 %	25	23	
% of Completed CHDO Disbursements to All CHDO Reservations***	64.35 %	60.11 %	41	68.23 %	32	34	
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	88.47 %	78.04 %	29	79.86 %	71	65	
% of 0-30% AMI Renters to All Renters***	60.41 %	41.03 %	16	44.82 %	83	78	
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	98.97 %	92.04 %	28	94.65 %	55	53	
Overall Ranking:			In State:	13 / 92	Nationally:	76 74	
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	\$47,133	\$32,339		\$25,419	581 Units	26.50 %	
Homebuyer Unit	\$5,500	\$19,480		\$14,530	1,552 Units	70.80 %	
Homeowner-Rehab Unit	\$30,681	\$26,371		\$20,251	59 Units	2.70 %	
TBRA Unit	\$0	\$2,782		\$3,156	0 Units	0.00 %	

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (55 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (201 PJs)

C = PJ's Annual Allocation is less than \$1 million (293 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Sacramento CA

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$136,706	\$102,461	\$34,557
State:*	\$125,042	\$108,908	\$27,200
National:**	\$89,640	\$72,481	\$22,984

CHDO Operating Expenses:
(% of allocation)

PJ: 0.2 %
National Avg: 1.1 %

R.S. Means Cost Index: 1.11

RACE:	Rental %	Homebuyer %	Homeowner %	TBRA %
White:	43.5	22.9	47.5	0.0
Black/African American:	24.9	15.5	33.9	0.0
Asian:	4.5	1.9	0.0	0.0
American Indian/Alaska Native:	2.4	0.7	0.0	0.0
Native Hawaiian/Pacific Islander:	0.0	0.6	0.0	0.0
American Indian/Alaska Native and White:	0.2	0.1	0.0	0.0
Asian and White:	0.0	0.3	0.0	0.0
Black/African American and White:	0.7	0.3	0.0	0.0
American Indian/Alaska Native and Black:	0.3	0.0	0.0	0.0
Other Multi Racial:	4.5	0.5	0.0	0.0
Asian/Pacific Islander:	5.4	11.4	0.0	0.0

ETHNICITY:

Hispanic	13.6	45.9	18.6	0.0
----------	--	--	--	---

HOUSEHOLD SIZE:

1 Person:	52.9	15.2	62.7	0.0
2 Persons:	19.0	16.6	22.0	0.0
3 Persons:	9.2	20.5	8.5	0.0
4 Persons:	9.9	21.8	1.7	0.0
5 Persons:	5.7	11.6	1.7	0.0
6 Persons:	2.1	7.4	3.4	0.0
7 Persons:	0.7	3.2	0.0	0.0
8 or more Persons:	0.5	3.6	0.0	0.0

HOUSEHOLD TYPE:

Single/Non-Elderly:	47.5	16.5	25.4	0.0
Elderly:	12.7	1.6	54.2	0.0
Related/Single Parent:	22.1	26.3	15.3	0.0
Related/Two Parent:	12.0	43.7	5.1	0.0
Other:	5.7	12.0	0.0	0.0

SUPPLEMENTAL RENTAL ASSISTANCE:

Section 8:	15.0	0.2 [#]
HOME TBRA:	3.1	
Other:	2.1	
No Assistance:	79.8	

of Section 504 Compliant Units / Completed Units Since 2001 170

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



**HOME PROGRAM
SNAPSHOT WORKSHEET - RED FLAG INDICATORS**
Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Sacramento

State: CA

Group Rank: 76
(Percentile)

State Rank: 13 / 92 PJs

Overall Rank: 74
(Percentile)

Summary: 0 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 73.60%	79.06	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 47.54%	64.35	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	88.47	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 90.20%	98.97	
"ALLOCATION-YEARS" NOT DISBURSED***		> 3.500	1.46	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

Page 3

